173.0	0004	0032.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	10,200	/	10,200
USE VALUE:	10,200	/	10,200
ASSESSED:	10,200	/	10,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	SPRING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YOUNG JASON &
Owner 2:	MAGLIANO IRENE &
Owner 3:	RIVERA MARCIA & GUILLERMO
Street 1:	12 SPRING ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2,140 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	2140.000			10,200	10,200
Total Card	0.049			10,200	10,200
Total Parcel	0.049			10,200	10,200

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	115397
GIS Ref	
GIS Ref	
Insp Date	12/14/99

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0004-0032.0

!13461!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	132	FV		0	2,140.	10,200	10,200	10,200	Year End Roll	12/18/2019
2019	132	FV		0	2,140.	10,000	10,000	10,000	Year End Roll	1/3/2019
2018	132	FV		0	2,140.	7,700	7,700	7,700	Year End Roll	12/20/2017
2017	132	FV		0	2,140.	7,300	7,300	7,300	Year End Roll	1/3/2017
2016	132	FV		0	2,140.	6,700	6,700	6,700	Year End	1/4/2016
2015	132	FV		0	2,140.	6,200	6,200	6,200	Year End Roll	12/11/2014
2014	132	FV		0	2,140.	5,800	5,800	5,800	Year End Roll	12/16/2013
2013	132	FV		0	2,140.	5,800	5,800	5,800		12/13/2012

PRINT

Date	Time
12/11/20	03:24:47

LAST REV

Date	Time
11/14/17	12:11:32
mmcmakin	

USER DEFINED

Prior Id # 1:	115397
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13461

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARRITY DAVID B	65030-275		3/10/2015	Mult Lots	550,000	No	No		50% ownership of right of way conveyed along
MANANDHAR BINAY	39488-27		6/9/2003	Mult Lots	500,000	No	No		Nicholas J Magliano dod 8/3/2016
MURRAY THOMAS F	27887-341		11/19/1997	Mult Lots	250,000	No	No		R
FEGAN EDWARD J	12236-167		6/30/1972	Mult Lots	45,000	No	No		
MURRAY ELLEN A	12100-100		10/28/1971	Mult Lots	43,000	No	No		
CILLUM RALPH	11848-135		6/18/1970	Mult Lots	42,000	No	No		
LEROY REALTY TR	11081-315		4/1/1966	Mult Lots	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/1999	Vacant Lot	263	PATRIOT
2/11/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		2140		Sq. Ft.	Site		0	70.	0.07	6			Unbuild	-85	Size	-80			10,168						10,200	

Total AC/HA:	0.04913	Total SF/SM:	2140	Parcel LUC:	132	Undev. Land	Prime NB Desc:	ARLINGTON	Total:	10,168	Spl Credit		Total:	10,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:		0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

SOLD WITH 173-4-31.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:			Total:		
Size Ad		Gross Are		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0004-0032.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	